



Walsall Road, Churchbridge  
Cannock, WS11 8JT

Offers in the Region Of £310,000

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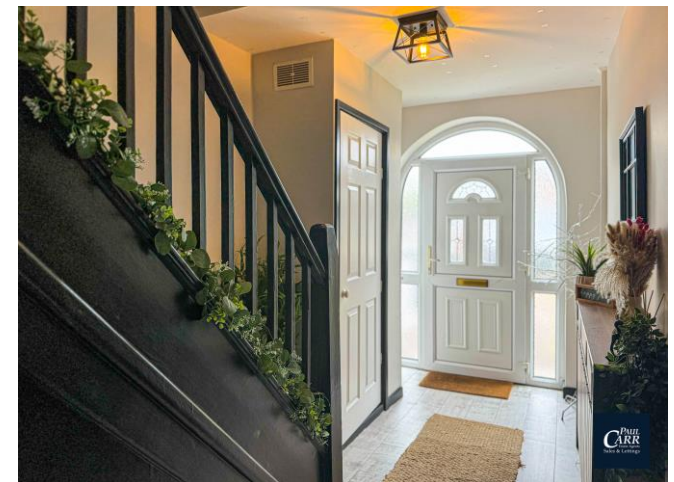
Extended to offer modern open-plan family living this impressive traditional style family home has been substantially improved and offers ample space with a superb Wren fitted kitchen with integrated dishwasher, bi-fold doors and a lounge area with log burner.

A separate front sitting room, currently used a playroom has a walk-in bay window to the front. A welcoming and stylish entrance hallway and a utility/laundry room complete the ground floor layout.

To the first floor are two double bedrooms and a third single bedroom/home office. A refitted modern bathroom has a P-shaped bath, with a shower over. Bi-fold door open from the kitchen to a patio area ideal for entertaining and al-fresco dining.

The rear garden is perfect for families and has a paved seating area, a play area and a side gate accessing the front of the property.

Ideally located to take advantage of local schools for all ages, shops and amenities in Cannock and within easy reach of the M6/M54 and M6 Toll this fabulous family home is available to view via Paul Carr Great Wyrley, call to arrange an appointment to view.





## Property Specification

Extended Traditional Semi-Detached Family Home  
Impressive Extended Wren Kitchen/Dining/Family Room  
Sitting Room with Bay Window  
Lounge Area with Log Burner  
Three Bedrooms & Refitted Bathroom

Sitting Room 3.66m (12') x 3.61m (11'10")

Living Room 3.82m (12'6") x 3.64m (11'11")

Laundry Room 2.80m (9'2") x 1.98m (6'6")

Kitchen/Diner 5.68m (18'8") x 4.71m (15'5")

Bedroom 1 3.76m (12'4") x 3.63m (11'11")

Bedroom 2 3.68m (12'1") x 3.63m (11'11")

Bedroom 3 2.63m (8'8") x 1.94m (6'4")

### Agent's Note:

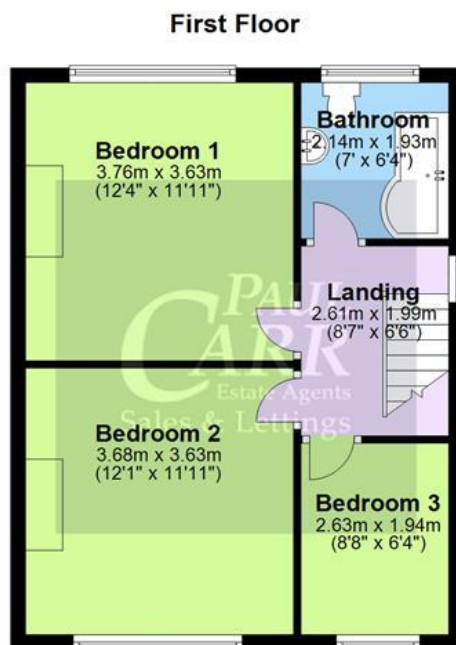
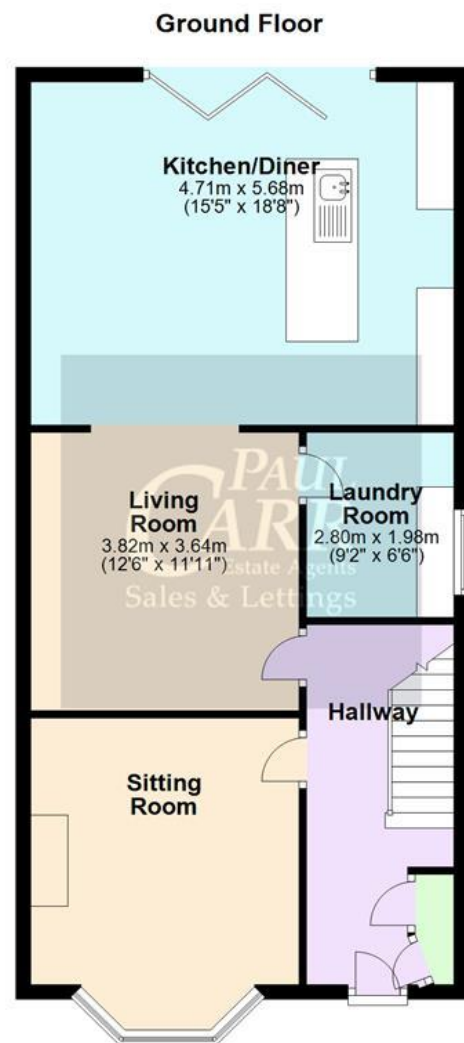
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 4th July 2024

### Viewer's Note:

Services connected: Gas, electric, Water, Drainage  
Council tax band: B  
Tenure: Freehold  
Restrictions:  
Other Charges:

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

